

S U M M A R Y

FILE NO.	2199	Thomas Guide Map No.	686
		Date Received:	05/27/05
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ENTITY	City of Renton	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	07/11/05
TITLE	Anthone Annexation	Board Meeting:	06/09/05

Location	<p>The Anthone Annexation is located on the southeast side of the City of Renton. The annexation site is surrounded to the north and to the west by the existing City of Renton. The site is bounded on the east and the south by unincorporated King County.</p> <p>The northern boundary of the Anthone Annexation is formed by S 55th Street. The western boundary of the site is generally formed by 96th Avenue South (if extended). The eastern boundary is located west of 98th Avenue South. The southern boundary of the site is generally formed by South 194th Street (if extended).</p>
Land Area	Approximately 4.84 acres
Land Use	<p><u>Existing:</u> One single-family home; Vacant land.</p> <p><u>Estimated Future:</u> Approximately 16 total residences</p>
Population	<p><u>Existing:</u> Approximately 3 persons</p> <p><u>Estimated Future:</u> Approximately 40 total persons</p>
Assessed Valuation	<p><u>Existing:</u> \$746,000.</p> <p><u>Estimated Future:</u> \$8,000,000</p>
County Comprehensive Plan Designation	Urban Residential Use (4 – 12 dwelling units per gross acre)
County Zoning	Residential (R-4 – 4 dwelling units per gross acre)
City Comprehensive Plan	<u>Proposed:</u> Residential Use – Low-Density
City Zoning	<u>Proposed:</u> Residential (R-4 Zone: maximum 4 dwelling units per net acre)
District Comprehensive Plan	City of Renton Comprehensive Water & Sewer District Plan
District Franchise	No franchise is required.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan

SEPA Declaration

The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dwight Pelz; Steve Hammond

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Not Applicable

Fire Districts: City of Renton Fire Department; King County Fire Protection District No. 37; King County Fire Protection District No. 25

Water Districts: City of Renton Water Utilities; Soos Creek Water & Sewer District

Sewer Districts: City of Renton Sewer Utilities; Soos Creek Water & Sewer District

School Districts: Kent School District No. 415

SUMMARY (File No. 2199)

The City of Renton proposes the annexation of 4.84 acres, known as the Anthone Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in January of 2005.

The Anthone Annexation is located on the southeast side of the City of Renton. The annexation site is surrounded to the north and to the west by the existing City of Renton. The site is bounded on the east and the south by unincorporated King County. The northern boundary of the Anthone Annexation is formed by S 55th Street. The western boundary of the site is generally formed by 96th Avenue South (if extended). The eastern boundary is located west of 98th Avenue South. The southern boundary of the site is generally formed by South 194th Street (if extended).

The Anthone Annexation Area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City and provision of services to incorporated areas (e.g., LU-1; LU-36; LU-37; LU-41; LU-42).

The Anthone Annexation Area property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes one single-family residence. At full development, Anthone would include a total of approximately 16 homes.

The City of Renton has planned for growth at the level of urban density proposed for the Anthone Annexation Area. Further, the City has established standards to guide ongoing uses and new development on the Anthone properties following annexation. Annexation would also permit protection for environmentally sensitive areas (e.g., storm water/flood management). More specifically, the City of Renton is prepared to provide development review and environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas.

The City of Renton can directly provide (or contract for) urban services to the area. For example, the City of Renton will provide water service, sewer service, storm water management. The City will provide police services. The City will continue to provide fire service and emergency service through a contract with Fire Protection District No. 37 and Fire Protection No. 25.

Library facilities and recreation facilities would be available to the community. Children would attend schools in the Kent School District No. 415.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., roadways) envisioned in the Act. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the Anthone Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Anthone Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Population growth should be encouraged in Urban Growth Areas

U-208: Land capacity shall be provided for residential, commercial and industrial growth

U-304: Growth should be focused within city boundaries.

The proposed Anthone Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). City of Renton officials note that, following the Anthone Annexation, there would be some remaining adjacent unincorporated urban areas that are within Renton's Potential Annexation Area. The City anticipates that, in the near term, these areas will be proposed for annexation to Renton.

City officials report, however, that the currently proposed Anthone Annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., relatively flat to gentle sloping terrain). This annexation would also be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses for the proposed Anthone Annexation and determined that sufficient funds are available to serve the area. More specifically, at present development, City expenditures are estimated at \$2,314 and revenues are estimated at \$2,779. At full development, City expenditures are estimated at \$30,807.00 and revenues are estimated at \$31,682. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Thus, the addition of Anthone properties is not expected to have a significant impact on revenue or upon cost and adequacy of services, finances, debt structure or rights of other governmental units. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports the Anthone Annexation in order to serve citizens of the area. New residential development and coordinated services would reportedly be consistent with goals and objectives established for the benefit of the greater Renton community.